

RON BENDER (SBN 143364)
JULIET Y. OH (SBN 211414)
LEVENE, NEALE, BENDER, YOO & BRILL L.L.P.
10250 Constellation Boulevard, Suite 1700
Los Angeles, California 90067
Telephone: (310) 229-1234
Facsimile: (310) 229-1244
Email: RB@LNBYB.COM; JYO@LNBYB.COM

Attorneys for Chapter 11 Debtor and
Debtor-in-Possession

FILED & ENTERED

JUL 02 2021

CLERK U.S. BANKRUPTCY COURT
Central District of California
BY mcall DEPUTY CLERK

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
SANTA ANA DIVISION

In re:

THE SOURCE HOTEL, LLC, a
California limited liability company,

Debtor and Debtor in Possession.

Case No.: 8:21-bk-10525-ES

Chapter 11

**ORDER APPROVING APPLICATION OF
DEBTOR AND DEBTOR IN POSSESSION
TO EMPLOY NAI CAPITAL
COMMERCIAL, INC. AS REAL ESTATE
BROKER PURSUANT TO 11 U.S.C. §§ 327
AND 328**

Hearing:

Date: July 1, 2021

Time: 10:30 a.m.

Place: ZoomGov

1 A hearing was held on July 1, 2021 at 10:30 a.m. (the "Hearing"), before the Honorable
2 Erithe A. Smith, United States Bankruptcy Judge for the Central District of California, Santa Ana
3 Division, in Courtroom "5A" located at 411 West Fourth Street, Santa Ana, California 92701 (via
4 ZoomGov), to consider the application [Doc. No. 151] (the "Application") filed by The Source
5 Hotel, LLC, a California limited liability company (the "Debtor"), the debtor and debtor in
6 possession in the above-captioned chapter 11 bankruptcy case, for Court approval of the Debtor's
7 employment of NAI Capital Commercial, Inc. (the "NAI Capital") as the Debtor's real estate
8 broker. Appearances at the Hearing were made as set forth on the record of the Court.

9 The Court, having considered the Application and all papers filed by the Debtor in support
10 of the Application, the objection to the Application [Doc. No. 162] (the "Objection") filed by
11 Shady Bird Lending, LLC ("Shady Bird"), the Debtor's reply to the Objection [Doc. No. 173], the
12 oral arguments, statements and representations of counsel and parties in interest made at the
13 Hearing on the Application, and all matters of record in the Debtor's Chapter 11 bankruptcy case,
14 proper and adequate notice of the Hearing on the Application having been provided, having found
15 that NAI Capital does not hold or represent any interest adverse to the Debtor or the Debtor's
16 bankruptcy estate, that NAI Capital is a "disinterested person" as that term is defined in 11 U.S.C.
17 § 101(14), and that NAI Capital's employment is in the best interest of the Debtor's bankruptcy
18 estate, and other good cause appearing,

19 IT IS HEREBY ORDERED AS FOLLOWS:

20 A. The Objection is overruled and the Application is approved.

21 ///

22 ///

23 ///

24 ///

25 ///


26 ///

27 ///

1 B. The Debtor's employment of NAI Capital as its real estate broker is approved upon
2 the terms and conditions set forth in the Application and in the written listing agreement with NAI
3 Capital (in substantially the form attached as Exhibit 1 to the Declaration of Chris Jackson
4 annexed to the Application), with compensation to be paid to NAI Capital pursuant to 11 U.S.C. §
5 328.

6 ###
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

23 Date: July 2, 2021

24 
25 Erithe Smith
26 United States Bankruptcy Judge
27
28